

HOA Meeting Minutes for August 2, 2005 Mt. Park Library.

Meeting called pursuant to notice given to association members by posting permanent notice on the bulletin board at each set of mailboxes, and board signs at entrances about this particular meeting.

A quorum of the Board was present including the following members:

Heidi Jones

Babe O'Sullivan

Lauranell Scarfo

Debbie Dearden

Eric Palmer

Also present: Rich Vial of Vial Fotheringham law firm, and his staff: Greg Coxey, Jason, Mike Vile, Mario Aparatesi, Roland Hartle – engineer consultant.

Meeting called to order at 7:09 pm.

Babe O'Sullivan opened the meeting with introductions and explanations of the meeting's format and structure.

Rick Vile introduced his staff, and gave some background information on his law firm and their experience over the last 25 years, and success record. He proceeded to explain:

- differences in Condo Conversions according to the building structure.
- the process of litigation in cases like ours
- why he felt we had a good case, and his willingness to accept the case on contingency.

Roland Hartle discussed his preliminary survey findings, what we are currently doing, and showed slides of the defects. The following defects are of concern:

- Decks and Railings
- Siding
- Windows / Glass doors
- Drainage & irrigation
- Foundation
- Hazardous Walkways and stairs
- Pool & Pool Deck.

Roland explained the plumbing issues due to the use of Korean pipes that were proven to be defective in 1970.

In the next 6 weeks we will inventory all defects, come up with a cost for repair/replacement, and prioritize what needs immediate attention.

Rick Vile took questions from the audience.

Babe O'Sullivan asked for a motion to vote on the letter of Contingency agreement.

Lauranell Scarfo made motion to approve the contingency agreement.

Debbie Dearden seconded the motion.

Motion was approved 5 – 0.

Meeting adjourned at approximately 9:10 PM.